

Minutes of the Grinnell City Council Meeting Monday, March 7, 2005

The City Council of the City of Grinnell met in regular session in the Council Chambers of the Grinnell Community Center, 927 4th Avenue, Grinnell, Iowa, at 7:00 p.m., Monday, March 7, 2005. Mayor Canfield presided.

Roll Call: PRESENT: Elliott, McNaul, White, Worley, Wilson, Witt ABSENT: None.

PERFECTING AND APPROVAL OF AGENDA:

Moved by WHITE, second by MCNAUL, to approve the Agenda and the Consent Agenda as presented. Roll Call Vote: Ayes: White, McNaul, Wilson, Elliott, Worley, Witt. Motion carried.

CONSENT AGENDA:

- Previous minutes as drafted from the Monday, February 21, 2005 Regular Session.
- Approval of the Class BC Liquor License Renewal for Almost Always Open, 1031 West Street.
- Approval of the request by the Grinnell Area Chamber of Commerce in regard to the 21st Annual Home Show including: use of the parking lot on the south side of the Community Center, barricades, and cones at the Veteran's Memorial Building.

APPROVAL OF CLAIMS:

Moved by WHITE, second by MCNAUL, to pay all bills where funds are available. Roll Call: Ayes: White, McNaul, Witt, Worley, Elliott, Wilson. Motion carried.

COMMUNICATIONS/COMMITTEE MINUTES:

- I. Review of the resignation submitted by Patrol Officer Ron Werner.
- II. Review of the resignation submitted by Patrol Officer Dave Kline.
- II. Finance Committee Minutes: February 21, 2005
- III. Public Works and Grounds Committee Minutes: February 21, 2005
- IV. Public Safety: February 25, 2005
- VI. City Council Special Session: February 25, 2005
- VII. POW I-80: General Communications
- VIII. Grinnell Renaissance Minutes: February 25, 2005
- IX. Stewart Library Minutes: February 28, 2005
- X. Grinnell Tourism: January 19, 2005, February 16, 2005, General Communication

OLD BUSINESS:

- I. Report from the Finance Committee.

White thanked Grinnell College for the award of the mini grant to be applied to filling the downtown planters and improvement of alley way entrances in the Central Business District.

- Discussion in regard to job reclassifications.

White stated the position of Building and Planning Secretary is still under review, however all other positions requesting re-classification will only receive the 3% budgeted increase.

- Discussion in regard to the renewal of the Hotel/Motel Tax.

White summarized that the committee did review the proposal of the increase in tax and continuation of the tax. The ordinance will be presented for its first reading at the next regular session in March.

- Discussion in regard to the price of public property.

White stated that the committee will review the price issue at a later date when there are no requests for sale of property being considered.

- Recommendation in regard to scheduling a public hearing with Poweshiek County for the Lang Creek Crossing Development Agreement for Monday, April, 4, 2005 at 7:00 pm.

White stated that the county had requested a joint public hearing in regard to review of the Lang Creek Crossing Development Agreement.

Moved by WHITE, second by WILSON, to schedule a public hearing with the Poweshiek County Board of Supervisors for Monday, March 21, 2005 at 7:00 pm for the review of the Lang Creek Crossing Development Agreement. Roll Call Vote: Ayes: White, Wilson, Elliott, McNaul, Worley, Witt. Motion carried.

- Recommendation in regard to the requests for assistance from the Campbell Fund.

The requests were approved as presented.

- II. Report from the Public Works and Grounds Committee.
 - Review of the discussion with Allen Bonini – Foth and Van Dyke – in regard to commercial solid waste.

Elliott informed the council that the program is ongoing and will continue to be under review.

Bonini commended the city for finding ways to encourage the commercial sector to become involved in recycling. He reviewed his recent meeting with staff to maintain the matrix that has been developed to track the service levels being offered. Bonini noted that the preliminary figures represent a 20% reduction in solid waste over the months of November and December. That number will be confirmed at the time the city sells the recyclable materials. He felt the program is doing exactly what it was intended to do. He stated that the program is still being developed as customers are still being converted and levels of service are still being adjusted. Once the city is able to identify equilibrium, the revenue stream will remain fairly constant. The city can then review the cost factors which will allow accurate review of rates.

- Update in regard to the Arbor Lake Projects.

The city is prepared to move forward with the bidding of the Arbor Lake Projects, however due to the delay in receiving some of the plans, the committee recommends the rescheduling of one of the public hearings to allow the projects to all be bid at the same time.

Moved by ELLIOTT, second by WITT, to rescind the previous motion scheduling the public hearing and receiving bids for the construction of (3) wetland areas at Arbor Lake and reschedule the public hearing for Monday, April 18, 2005 at 7:00 pm receiving bids until Thursday, April 14, 2005 at 1:30 pm. Roll Call Vote: Ayes: Elliott, Witt, McNaul, Worley, Wilson, White. Motion carried.

- Discussion in regard to the issuance of a journeyman card.

Elliott reviewed the proposal by local contractors to have the city consider issuing journeyman cards. The committee does support of the request, however there are several questions that need to be researched before the city will move forward.

- Review of Pay Estimate No. 1 in regard to the Final Clarifier Trough Replacement Project in the amount of \$70,300.00.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2755: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 1 IN THE AMOUNT OF \$70,300.00 TO WENDLER ENGINEERING AND CONS., INC. OF SOUTH AMANA, IOWA FOR WORK COMPLETED ON THE FINAL CLARIFIER TROUGH REPLACEMENT PROJECT." Roll Call Vote: Ayes: Elliott, Witt, McNaul, White, Wilson, Worley. Motion carried.

- Review of Pay Estimate No. 1 in regard to the Lang Creek Crossing – Phase 1 Project in the amount of \$69,940.13.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2756: "A RESOLUTION AUTHORIZING PAYMENT OF CONTRACTOR'S PROGRESS PAYMENT NO. 1 IN THE AMOUNT OF \$69,940.13 TO RASCH CONSTRUCTION OF FORT DODGE, IOWA FOR WORK COMPLETED ON THE LANG CREEK CROSSING – PHASE 1." Roll Call Vote: Ayes: Elliott, Witt, McNaul, White, Worley, Wilson. Motion carried.

- Recommendation in regard to the proposed agreement for services submitted by CGA for the Grinnell Trail Head.

The proposed agreement will provide services to engineer the extension of the bike trail from 11th Avenue to Lion's Park. This item is still under review.

- Discussion regarding a sander for the Street Department.

Elliott explained that the existing piece of equipment is no longer repairable to allow for continued use. The city did not budget for the replacement of the equipment this year, however the committee felt it is an important piece of equipment for the department and should be addressed as soon as possible.

Moved by ELLIOTT, second by WITT, to authorize the Public Services Director to place the order for a new sander, however he must present a funding plan to the Public Works and Grounds Committee at the next regular session. Roll Call Vote: Ayes: Elliott, Witt, McNaul, White, Wilson, Worley. Motion carried.

- Discussion in regard to ISTEA Enhancement Funds.

Elliott stated that the intent behind this proposal is to connect the existing bike trail systems. A portion of the trail has some challenges including crossing Highway 6 and the railroad tracks. The current proposal will extend the trail from north of Arbor Lake south to Industrial Avenue. The possibility also exists that some funds may be made available through development being proposed in the area. The grant will provide \$100,000.00 and the city will be required to provide a match of \$200,000.00. The city does anticipate that the match will not be funded from tax payer dollars. Elliott noted that the Transportation Museum will also be pursuing a grant from the same pool of funding.

Moved by ELLIOTT, second by WITT, to approve and adopt Resolution No. 2758: "A RESOLUTION TO APPROVE THE GRINNELL RECREATIONAL TRAIL APPLICATION TO THE REGION SIX PLANNING COMMISSION."

Worley called for discussion on the item. Elliott introduced Liz Queathem – 1415 Summer Street – to address Worley's concern over the estimate of the project cost. She explained that the numbers were not finalized. Behrens stated the numbers proposed were the estimates available at this time. If the project cost changes, the grant will either cover the cost or the project would have to be scaled back. Queathem stated that the goal of Imagine Grinnell is to develop a trail system that encompasses the entire city; however, they feel that due to the amount of development in the southern portion of the community and the fact that it is not being serviced by any pedestrian amenities, they must address that area first.

Roll Call Vote: Ayes: Elliott, Witt, Worley, Wilson, McNaul, White. Motion carried.

III. Report from the Planning Committee.

- Discussion in regard to the Section 106 reviews for the Central Business District.

Worley reviewed the process that must be followed by applicants in order to receive the façade grant funding. To simplify the process the city can enter into agreement with the State of Iowa to perform the reviews in compliance with the criteria. This agreement would also expedite the review process.

Moved by WORLEY, second by WITT, to enter into a Section 106 Review agreement with the State Historic Preservation Office. Roll Call Vote: Ayes: Worley, Witt, Elliott, White, McNaul, Wilson. Motion carried.

- Review of the Renaud Annexation and other associated items.

Worley stated that the committee will be meeting at 7:00 pm on Tuesday, March 8, 2005 to review the information that was presented in regard to the Wal-Mart development.

- Discussion in regard to the Highway 146 Corridor.

The committee will review the Highway 146 Corridor at a later date.

- Review of the request from Lang Creek Crossing to issue a building permit prior to completion of the final plat.

Worley reviewed the request by the Lang Development to issue the building permit for Kum and Go prior to the acceptance of the final plat. The request has been submitted because Kum and Go would like to proceed with construction, intending to be open in May, however the final plat will likely not be adopted until July.

Moved by WORLEY, second by WITT, to approve the issuance of the building permit prior to the adoption of the final plat and the establishment of an escrow account.

Behrens explained \$566,000.00 of cost is outstanding according to the amount work completed on the contracts. Elliott was concerned that this practice would set precedence that she is not comfortable with. Worley stated that if an exact circumstance is presented again in the future, the committee will consider the request, however, the committee providing consideration will not equate to an automatic approval. In most scenarios, the committee feels the developer will be able to comply with construction

after the adoption of the final plat. Elliott questioned if there is any other type of assurance, other than all city services be installed, that the city can withhold approval. Ron Lang – 2403 6th Avenue – stated that if they cannot honor the request, Kum and Go will move forward with development at other sites and would not get back to Grinnell until 2007. Behrens stated there are other cities that issue permits prior to completion of the final plat through the use of performance bonds. He does not recommend the city pursue that option and rather the city request the establishment of the escrow account. Lang stated that once Kum and Go starts construction, within 120 days the store should be open, barring any delays caused by weather.

Roll Call Vote: Ayes: Worley, Witt, Elliott, White, Wilson, McNaul. Motion carried.

- Review the process for amending the Urban Renewal Area to include the Lang property annexation.

Worley stated the consultation hearing in regard to the Urban Renewal Plan Update had been conducted and it appears that the taxing entities do no object to the amendment.

Worley reviewed the e-community update and the action plan that will be reviewed by the Planning Committee at their next regular session.

- IV. Report from the Public Safety Committee.
 - Discussion in regard to the emergency service fees.

Wilson stated this discussion pertained to the ambulance service in Jasper County. The city has not received any response to notification that was provided to the effected entities to help cover the cost of the service. The city will continue to maintain contact with the entities. The outlying agencies are not currently contributing to the cost of the service, nor have they ever been requested to prior to this point.

- Discussion in regard to Highway 146 speed study.

Wilson explained that the residents along Highway 146 did not agree with the findings of the speed study conducted by the Iowa Department of Transportation. Their findings stated that people are traveling within the limits of the posted speeds. The citizens present were adamant that a reduction in the speed limit is warranted. Wilson continued by informing the council that the city now has the capability to conduct their own study through equipment maintained by the police department. The city will conduct an internal study of both the north and south bound traffic on 6th, 8th and 11th Avenues. Once the study is completed, the information will be presented to the citizens. Wilson stated that the IDOT has stated that they will not oppose a change in the limit however the request will have to come from the city council.

- Review the request for placement of handicap parking stall in front of Hammen Apparel and Shoes.

Wilson stated this item will be addressed through the rebuild of the central business district. Wilson felt there needs to be a review of all handicap accessible places with special emphasis on van accessible parking places. The Central Business District Task Force will also review the request.

- Review the request by Bailey Park Elementary School for additional no parking zones.

Wilson reviewed the concern of the Bailey Park School Officials and their difficulty in managing traffic at pick up and drop off times. Wilson emphasized that cars that stop in a no parking zone are in violation of the no parking law. This item is still under review and the committee will report on the item again at a later date.

- Introduction of the new Poweshiek County Emergency Management Services Director.

Wilson introduced Dan DeMott as the new Poweshiek County Emergency Management Services Director. DeMott thanked the Council for housing the office at the Public Safety Building.

Wilson stated that the committee will be working with the Police Chief to fill vacancies within the department.

NEW BUSINESS:

Matherly requested that the city council schedule the public hearing in regard to the removal of a tower located at the Public Safety Building for Monday, March 21, 2005 at 7:00 pm. Bids will be accepted until 5:00 pm, Friday, March 18, 2005.

Moved by WHITE, second by WORLEY, to schedule the public hearing in regard to the removal of a tower located at the Public Safety Building for Monday, March 21, 2005 at 7:00 pm with bids being accepted until 5:00 pm, Friday, March 18, 2005. Roll Call Vote: Ayes: White, Worley, McNaul, Wilson, Elliott, Witt. Motion carried.

FINAL READING OF THE ORDINANCE:

Moved by WORLEY, second by WITT, to approve and adopt Ordinance No. 1241: "AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF GRINNELL, IOWA BY AMENDING PROVISIONS PERTAINING TO CHAPTER 17, ARTICLE VI. (RENAISSANCE BOARD.)" Roll Call Vote: Ayes: Worley, Witt, McNaul, Wilson. Abstain: Elliott, White, due to conflict of interest.

APPROVAL AND ADOPTION OF THE RESOLUTION:

Moved by WORLEY, second by MCNAUL, to approve and adopt Resolution No. 2757: "A RESOLUTION TO APPROVE IMPROVEMENT PROJECTS AS SUBMITTED FOR PROPERTY AND REQUEST TAX EXEMPTION FOR THIS IMPROVEMENT ACCORDING TO CHAPTER 404 OF THE STATE CODE (Steven and AmyLynn Bodensteiner, 1940 Prairie Street.) Roll Call Vote: Ayes: Worley, McNaul, Wilson, White. Witt, Elliott. Motion carried.

REPORT FROM THE CITY MANAGER:

Behrens updated the city council on items that the city has worked on over the last week as well as what items staff will be working on in upcoming weeks. He explained that the state is proposing a settlement to close the grant at EPC as the job creation requirements have not been met. Further, the city was awarded funding in regard to CDBG housing program, staff met with the media in regard to the budget, and that staff met with the Renaud's in regard to their annexation. He continued by stating staff had met with the Iowa Department of Natural Resources in regard to the food composting site and that they continue to show excitement about the project. The consultation hearing had been completed in regard to the Urban Renewal Amendment and staff has worked at length with Imagine Grinnell on the bike trail grant application. Behrens has attended a POW-I-80 function, conducted exit interviews for police officers that have resigned and will be conducting meetings with Central Business District tenants and business owners to review how the downtown reconstruction will take place. There will be a meeting about how reduction of funding from the state will impact the youth services provided within the community of Grinnell. The reduction was implemented March 1, 2005. Behrens will be meeting with a citizens group on March 9, 2005 to review information in regard to Wal-Mart. Other upcoming projects include: public hearing for plans and specifications for the Central Business District, drafting ordinances for changing the one-way to two-way street and four way stops and review of the Lang Creek Crossing landscape amenity plans.

INQUIRIES:

White verified a quorum would be present for the special session on Thursday, March 10, 2005.

ADJOURN:

Moved by WHITE, second by MCNAUL, to adjourn this regular session of the Grinnell City Council at 8:07 pm. Vote: (6) ayes, motion carried.

ATTEST:

Gordon Canfield, Mayor

Cassandra R. Hage, City Clerk